Karen Johnson Davidson County
Batch# 767772 DEEDTRS
12/06/2021 09:57:51 AM 2 pgs
Fees: $13.00 Taxes: $962.37
20211206-0161199

This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 7255-129619-FC
Tennessee
Map # 082-07-0-387.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 2, 2008, and recorded in Instrument No. 20080418-0039795 in the Register's Office of Davidson County, Tennessee, Eric L. Mason, an unmarried man, conveyed to Deborah B. Nietro, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20211022-0141896 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on November 22, 2021, at the Davidson County Historic Courthouse, Public Square of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Anchored Capital LLC, whose address is 7051 Hwy 70 South 315 , Nashville, TN 37221 being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED SIXTY THOUSAND ONE HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Anchored Capital LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, The Law Offices of Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Anchored Capital LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Arrington Heights, Section 2, of record in Book 3106, page 129, said Register's Office, to which reference is hereby made for a more complete description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Eric L. Mason, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20080418-0039794, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Anchored Capital LLC, its successors and assigns in fee simple forever, to whom said Law Offices of Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Law Offices of Arnold M. Weiss, Substitute Trustee, has on November 22, 2021 hereunto set his hand and seal.

THE LAW OFFICES OF ARNOLD M. WEISS
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 22, 2021 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. LUKE SANDERSON to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

CHRISTINA STRICKLIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 6-29-25

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
713 Lischey Avenue,
Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Anchored Capital LLC
7051 Hwy 70 South 315
Nashville TN 37221

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STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS _____
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, _____, 20____
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 260,100.00
_____, **Affiant**
Subscribed and sworn before me this the
16 **Day of** December, **20** 21.
_____, **Deputy Register**